

David Larkin
10 Cessna Dr.
Washingtonville, NY 10992

Town of New Windsor
Mark Edsall, P.E., P.P.
555 Union Ave.
New Windsor, NY 12553

Dear Mr. Edsall,

4/12/07

This letter is a follow up to our discussion at the Planning Board Workshop on April 4, 2007 regarding file # 8916. Of original concern was the lot count on Piper Dr., a private road.

Currently there are five (5) tax lots having frontage on this road. Three (3) lots are developed with houses. The fourth lot is contiguous land accessed by Cessna Dr. The fifth lot has a restrictive covenant with "no right of ingress and egress over Piper Dr...." There are also two (2) other lots adjacent to Piper Dr., but with frontage on Toleman Rd.

I am proposing the fourth lot for subdivision and the newly created lot to be accessed by Piper Dr. Town Code Article XIV as Amended by LL No. 7- 1996 states, "Restrictive covenants shall be subject to enforcement by the Town...", as added by LL No. 2- 1999. Therefore, the fifth lot should not be factored in the lot count concerning Piper Dr.

Please refer to the enclosed site map for configuration and lot count.

Sincerely,



David Larkin